

Amended AGENDA

**March 4, 2014
City Hall Council Chamber
7 p.m.**

CALL TO ORDER

APPROVAL OF MINUTES

Minutes of the February 4, 2014, City Plan Commission Meeting

2014-2018 CAPITAL BUDGET AND IMPROVEMENT PROGRAM

SUBDIVISION AND LAND DEVELOPMENT PROJECTS

The Woods at Orchard Valley - Preliminary Plan

Major Subdivision with street extension
Terminus of Ashbrook Drive
AP 25/2, Lot 6

Carmax – Preliminary Plan

Major Land Development without street extension
Bald Hill Road
AP 18/3, Lot 1044

St. Marks School Redevelopment – Mixed Plan Development/Preliminary Plan/Final Overall Development Plan –Major Land Development without street extension

Poplar Drive and Midway Road
AP 10/3, Lots 745 and portion of Lots 742 and 743

Champlin Hills – Master Plan

Major Land Development / Multi-family residential development without street extension
Scituate Avenue (southerly side)
AP 20/4, Lot 2117

ZONING BOARD OF REVIEW RECOMMENDATIONS

THE HEMINGWAY TRUST UNDER AGREEMENT DATED 12/1/2008 1414 ATWOOD AVENUE JOHNSTON RI 02919 (OWN/APP) have filed an application for permission to build a 4862+/- SF single family home with attached 695+/- SF attached garage and a 635+/- SF detached garage with restricted lot coverage and rear yard setback at **100 East Hill Drive**. AP 16, lot 571, area 20,039+/- SF, zoned A-8. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.

ALAN AND BARI HARLAM 1256 NARRAGANSETT BLVD CRANSTON RI 02905 (OWN/APP) have filed an application for permission to build a 2 foot +/- garage addition, rebuild and convert an existing sunroom to storage and build a covered walkway to an existing legal non-conforming single family home with restricted frontage and side yard setback at **1256 Narragansett Boulevard**. AP 2, lot 1901, area 23,680+/- SF, zoned B-1. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.120 Schedule of Intensity.

MICHAEL AND BRENDA REYES 5 MAYFIELD ROAD CRANSTON RI 02905 (OWN/APP) have filed an application for permission to keep an 8' X 10' storage shed in a corner side yard with restricted set back at **5 Mayfield Road**. AP 1, lot 403, area 6914 SF +/-, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.60.010 B, 5, Accessory Uses.

CUMBERLAND FARMS INC 100 CROSSING BOULEVARD FRAMINGHAM MA 01702 (OWN/APP) have filed an application for special use permit to raze and rebuild an existing convenience store with gasoline pumps with restricted rear yard set back at **659 Reservoir Avenue**. AP 9/5, lot 119, area 26,056 SF +/-, zoned C-4. Applicant seeks relief from Sections; 17.92.010 (A), (B), (C), (2) and (E) Variance, 17.72.010 Signs.

HAO HUANG AND JULIA HUANG 333 BUDLONG ROAD CRANSTON RI 02920 (OWN/APP) have filed an application for permission to build a 495+/- SF addition and a 342+/- SF single car garage to an existing legal non-conforming doctors office with separate existing apartment at **333 Budlong Road**. AP 11, lot 2769, area 15,975 SF +/-, zoned A-6. Applicant seeks relief from Sections; 17.92.010 Variance, 17.20.030 Schedule of Uses, 17.20.120 Schedule of Intensity, 17.64.010 Off-Street Parking, 17.88.030 Extension of non-conforming use, 17.88.050 Structural Alteration to non-conforming building.

GATEWAY WOODSIDE INC 100 MIDWAY ROAD SUITE 14 CRANSTON RI 02920 (OWN/APP) have filed an application for permission to have additional signage than that allowed by ordinance at **150 Hillside Road**. AP 10/3, lot 692, area 13.4 acres +/-, zoned C-3. Applicant seeks relief from Sections; 17.92.010 Variance, 17.72.010 (4) Signs. Robert D Murray, filed 1/27/14.

PLANNING DIRECTOR'S REPORT – Conservation Design Subdivision Regulations (RPD) status update

ADJOURNMENT / DATE OF NEXT MEETING April 1, 2014 – City Council Chamber – 7 pm

Individuals requesting interpreter services for the hearing impaired must contact the office of City Planning at 461-1000 ext. 3136 seventy-two [72] hours prior to the meeting.